

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
May 20, 2019
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. April 15, 2019

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-4-19 23360 Liberty Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch) **Related to Case 30-19** [Application](#)

3. **Case 30-19 23360 Liberty Road** To rezone from Rural to Light Commercial (LC1) on property located on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1-Welch)
Related to PA-4-19 [Application](#)
4. **PA-5-19 14001 Nicholson Drive** To amend the Comprehensive Land Use Plan from Park to Residential Neighborhood on property located on the east side of Nicholson Drive [Application](#)
5. **PA-6-19 1200-1300 UND Brightside** To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the
Related to Case 36-19 [Application](#)
6. **Case 36-19 1200-1300 UND Brightside** To rezone from Single Family Residentail (A1) and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the
Related to PA-6-19 [Application](#)
7. **PA-7-19 Wiltz Ridge (11881 Perkins Road)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the
Related to SPUD-1-19 [Application](#)
8. **SPUD-1-19 Wiltz Ridge** Proposed mixed use development that includes low density single family residential subdivision, commercial retail, office and warehouse on property located north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson)
Related to PA-7-19 [Application](#)
9. **PA-8-19 10122, 10142 Vignes Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located on the
Related to Clarks Ferry [Application](#)
10. **S-11-18 Clarks Ferry, 2nd Filing** A proposed residential subdivision located on north side of Hoo Shoo Too Road, to the west of Vignes Road, on Tracts 6-B-1-A-2, 6-B-2-A, and 6-C of the Joseph Heard Tract. (Council District 9-Hudson)
[Application](#)
Related to PA-8-19 but only requires Planning Commission action
11. **TA-11-19 Chapter 10, Overlays (Deferred to May 20 by the Planning Director)** To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.
12. **Case 20-19 Water Campus** To rezone from Planned Unit Development (PUD) to Business (C5) on property located to the south of Interstate 10 and west of River Road,

which encompasses properties between Nicholson Drive and River Road.
[Application](#)

13. **Case 21-19 Water Campus 2** To rezone, to remove from Urban Design Overlay District Four- Nicholson Drive (UDOD4) on property located to the south of Interstate 10 and west of River Road, which encompasses properties between Nicholson Drive and River Road. [Application](#)
14. **Case 27-19 226, 248 Staring Lane** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane
[Application](#)
15. **Case 28-19 13213 Perkins Road** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Perkins Road [Application](#)
16. **Case 29-19 17170 Perkins Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road [Application](#)
17. **Case 32-19 9679 Airline Highway** To remove from the Jefferson Highway Urban Design Overlay District (UDOD9) the property located on the east side of Airline Highway [Application](#)
18. **Case 33-19 11210 Cloverland Avenue** To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the south side of Cloverland Avenue
[Application](#)
19. **Case 34-19 5170 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) [Application](#)
20. **Case 35-19 15062 Florida Boulevard** To rezone from Rural to Heavy Commercial (HC1) on property located on the south side of Perkins Road [Application](#)
21. **ISPUD-5-19 Highland Grove (7507 Highland Road)** Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
22. **TND-1-07 Phases 1-10, Rouzan CP Revision 7** A revision to the land use from Neighborhood Edge to Mixed Residential and the increased of low density residential units and decrease medium density residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 23. TND-1-07 Phase 1C, Rouzan FDP Revision 3** A revision to an existing TND to add a monument and entry sign, and update existing conditions plan on property located south of Perkins Road, east of Glasgow Avenue, on Lots RZ-4-A, RZ-4-B, RZ-4-C, RZ-3-A and a portion of Lot RZ-3-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
- 24. PUD-1-19 Hollywood Heights, FDP** Proposed 45 lots with two family residential, with common open space and a community clubhouse, on property located north side of Hollywood Street, east of Plank Road, on Lots A, B, and 3-A of M.C Hausey Property and Lots 10 through 18 of the Maurice Place Subdivision. Section 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
- 25. CUP-4-19 18151 Hoo Shoo Too Road** [Application](#)
- 26. CUP-5-19 Geo Prep Academy New High School Building (2311 N Sherwood Forest)** Expansion of an existing religious/educational institution on property located south of Perkins Road, west side of North Sherwood Forest Drive, and south of South Choctaw Drive, on Lots 1 and 2-B of the Paul Pino Tract. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN